

*City of Las Vegas*

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: JUNE 25, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: DIR-34586 - APPLICANT/OWNER: CITY OF LAS VEGAS

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:    APPROVAL**

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The following is an annual report on the Las Vegas 2020 Master Plan. Pursuant to NRS 278.190, the Planning Commission is required to review the plan and implementation progress annually.

**EXECUTIVE SUMMARY**

The City of Las Vegas 2020 Master Plan consists of a series of goals, objectives and policies and a collection of plans, or elements. The policy document, adopted by City Council in September 2000, contains a broad policy structure intended to direct the actions of the City regarding land use and development over the period from 2000 to 2020. The individual elements are intended to provide more specific direction, through detailed analysis and recommended actions, as to how the City should react to certain land use issues.

In an effort to continue developing relevant plans and documents that are internally consistent, understandable, and accessible, the Long Range Planning Division in January 2009 reviewed all goals, objectives and policies of Master Plan Policy document and Elements.

The Master Plan contains 150 policies that are structured within seven broad-based goals, while there are 12 Elements that comprise policies and recommendations. The initial product was a status report detailing each policy. Each policy was labeled “Complete”, “Not Complete” or “Ongoing.” Of the 150 Master Plan policies, 13 (9%) were deemed “Not Complete”, 20 (13%) “Complete” and 117 (78%) “Ongoing.” The same process was administered with each Element. Of the 330 policies and recommendations provided in the Elements, 32 (10%) were deemed “Complete”, 39 (12%) “Not Complete” and 259 (78%) “Ongoing.”

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc and Property Sales</i></b>	
09/06/00	The City Council adopted the City of Las Vegas Master Plan 2020 by Ordinance (Ord-2000-62).
03/15/00	The City Council adopted the Parks and Recreation Element by resolution (R-44-2000).

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01/16/01	The City Council adopted the Recreation Trails Element by Ordinance (Ord-5418).
07/18/01	The City Council adopted the Housing Element by Ordinance (Ord-5338).
09/19/01	The City Council adopted the Public Safety Element by Ordinance (Ord-5362).
01/16/02	The City Council adopted the Transportation Trails Element by Ordinance (Ord-5417).
11/06/02	The City Council adopted the Conservation Element by Ordinance (Ord-5529).
04/02/03	The City Council adopted the Population Element by Ordinance (Ord-5586).
03/02/05	The City Council adopted an update of the Recreation Trails Element by General Plan Amendment (GPA-5830).
06/01/05	The City Council adopted the Water Element by General Plan Amendment (GPA-6288).
09/14/05	The City Council adopted the Land Use Element by Ordinance (Ord-5787).
01/11/07	The City Council approved a request to amend Map 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan to realign the Cultural Corridor multi-use trail (GPA-18403).
09/05/07	The City Council adopted the Historic Properties Preservation Element by Ordinance (Ord-5931).
02/20/08	The City Council adopted the Public Buildings Element by Ordinance (Ord-5967).
02/20/08	The City Council adopted the Transit Element by Ordinance (Ord-5968).
04/02/08	The City Council adopted an update of the Parks and Recreation Element by Ordinance (Ord-5978).
08/06/08	The City Council adopted the School Facilities Element by Ordinance (Ord-5996).
08/06/08	The City Council adopted the Community Design Element by Ordinance (Ord-5997).
11/19/08	The City Council adopted the Public Services and Facilities Element by Ordinance (Ord-6014).
04/15/09	The City Council adopted the Transportation & Streets and Highways Element by Ordinance (Ord-6038).

## **ANALYSIS**

### **Master Plan Update and Adoption**

The Nevada Revised Statutes require the preparation and adoption of a comprehensive, long-term general plan for the physical development of the city. For counties having a population of 400,000 or greater like Clark County, state law requires the master plan for each government to address 18 different subject areas ranging from land use to school facilities. Since adoption of the

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2020 Master Plan in 2000, the Department has endeavored to complete these requirements as separate plan components or elements. With the expected adoption of the update to the Land Use and Rural Neighborhoods Preservation Element later this year, the city will have fully complied with the adoption of all 18 Elements required by NRS requirements.

In 2008, six elements were either adopted or updated from previous plans. In 2009, the Transportation & Streets and Highways Element, Land Use and Rural Neighborhoods Preservation Element, Economic Element, Population Element and Housing Element are all scheduled to be updated or adopted. The department has a five-year plan to update the remaining elements as well as the overall policy document. Through these updates, the city will remain in compliance with applicable state laws and will be equipped to make policy decisions that address both current and future issues.

The chart below contains a schedule for maintenance of the 18 master plan subject areas and the policy document. Some of the subject areas having similar goals have been combined into single documents. Through these updates, the city will remain in compliance with applicable state laws and will be equipped to make policy decisions that address both current and future issues.

**Master Plan Elements Work Plan**

<b>Name (NRS 278.160)</b>	<b>Date of adoption or last update</b>	<b>Expected completion date</b>
Land Use Element	2005	2009
Rural Neighborhoods Preservation Element	N/A	2009
Economic Element	1992	2009
Population Element	2003	2009
Housing Element	2001	2009
Policy Document	2000	2011
Public Safety Element	2001	2010
Conservation Element	2005	2011
Solid Waste Disposal Element	2005	2011
Recreation Plan		
• Transportation Trails Element	2005	2011
• Recreation Trails Element	2005	2011
Historical Properties Preservation Element	2007	2012
Community Design Element	2008	2013
Public Buildings Element	2008	2013
Public Services and Facilities Element	2008	2013
School Facilities Element	2008	2013
Transit Element	2008	2013
Transportation & Streets and Highways Element	2009	2014

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**Master Plan Policy Review**

The challenge for any long-range, municipal master plan is to remain relevant and useful throughout its lifecycle. A master plan outlines a vision for the future to be implemented incrementally over time. Therefore, it is imperative that a plan, which aspires to remain significant, be reviewed and examined on a timely basis. In an effort to continue developing relevant plans and documents that are internally consistent, understandable and accessible, the Long Range Planning Division in January 2009 reviewed all goals, objectives and policies of Master Plan Policy document and Elements. The Master Plan contains 150 policies that are structured within seven broad-based goals, while there are 12 Elements that comprise policies and recommendations. The initial product was a status report detailing each policy. Each policy was labeled “Complete”, “Not Complete” or “Ongoing.” Of the 150 Master Plan policies 13 (9%) were determined “Not Complete”, 20 (13%) “Complete” and 117 (78%) “Ongoing.”

The same process was administered with each Element. Of the 330 policies and recommendations provided in the Elements, 32 (10%) were deemed “Complete”, 39 (12%) “Not Complete” and 259 (78%) “Ongoing.”

After the policies and objectives were reviewed, the plan is to prioritize the policies and objectives based on the information provided in the detailed evaluation and devise implementation strategies.

**Status Report: Policy Document**

<b>Las Vegas Master Plan 2020</b>	<b>Complete</b>	<b>Not Complete</b>	<b>Ongoing</b>
Reurbanization	4	2	22
Neighborhood Revitalization	10	2	21
Newly Developing Areas	3	0	33
Economic Diversity	0	3	8
Cultural Enhancement	1	0	7
Fiscal Management	1	2	3
Regional Coordination	1	4	22
Total	20	13	117

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**Status Report: Elements**

<b>Elements</b>	<b>Complete</b>	<b>Not Complete</b>	<b>Ongoing</b>
Community Design Element	0	0	8
Conservation Element	5	9	51
Historic Properties Preservation Element	0	0	9
Housing Element	14	9	39
Parks and Recreation Element	0	2	7
Public Buildings Element	0	1	15
Public Safety Element	10	10	40
Public Services and Facilities	0	0	14
School Facilities Element	1	5	4
Transit Element	0	3	21
Transportation Streets and Highways Element	0	0	32
Water Element	2	0	17
<b>Total</b>	<b>32</b>	<b>39</b>	<b>259</b>

*\*The Land Use Plan, Rural Neighborhoods Preservation Plan, Transportation Trails Element, Recreation Trail Element, Economic Plan and Population Plan do not possess policies; therefore they were excluded from the chart.*

**POLICIES IMPLEMENTED IN 2008:**

The following is a list of policies that have been implemented:

- In accordance with Reurbanization Policy 1.4.1: *That the buildings within the greater Downtown areas which have been identified on the City's inventory of historic structures be adaptively reused where financially viable. Flexibility in terms of the reuse of these buildings should be encouraged, provided that the reuse does not have undesirable impacts on surrounding sites.*
  - The newly rehabilitated, community-oriented Historic Fifth Street School was opened on Sept. 22, 2008. The revitalized building is home to an assortment of local arts and architectural organizations. The primary tenants are the University of Nevada Las Vegas Fine Arts Program, including the Downtown Design Center for the School of Architecture, the Nevada School of the Arts (a music education organization), the American Institute of Architects, and the city of Las Vegas Cultural Affairs Division. In addition, the Historic Fifth Street School won a Best of 2008 Award from Southwest Contractor, a leading construction industry publication.
  - Phase 1 of the 38,770 SF, Historic Downtown Post Office "Mob Museum" was completed.

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- In accordance with Reurbanization Objective 1.6: *To provide high quality transit service including integrated bus and rapid transit, which serves the Downtown and which connects the Downtown with other employment, entertainment and shopping nodes.* The following project was completed in the Downtown Redevelopment Area:
  - Ace Downtown Connector Phase 1 (Grand Central Parkway)
- In accordance with the Public Safety Element – Drainage and Flood Control Policy 4B2.1: *Public Works should coordinate with all appropriate entities and agencies in the Valley to establish individual stormwater quality responsibilities and to prepare a funding strategy.* Public Works adopted regulations governing Storm Water and Storm Water Management in compliance with State and Federal laws in Title 14 (Ordinance #6006).
- In accordance with Nevada Revised Statutes, the Planning Department adopted or updated the following Elements:
  - Community Design Element
  - Public Buildings Element
  - Public Service and Facilities Element
  - School Facilities Element
  - Transit Plan and the Transportation
  - Streets and Highways Element
- In accordance with Neighborhood Revitalization Policy 1.1.3: *That new market rate, multi-unit, mixed-use residential development be encouraged on vacant or underutilized sites. Such projects should include a ground floor commercial component, where appropriate.* The following projects were completed in the Downtown Redevelopment Area:
  - Allure – mixed use condo tower (428 units, 35,000 SF retail)
  - El Cortez – remodel, pedestrian walk and free standing sign.
  - Las Vegas Premium Outlet Mall – retail expansion
  - World Market Center (Phase 3 and garage)
  - Streamline – mixed use condo tower (275 units, 24,000 SF retail)
- In accordance with Neighborhood Revitalization Policy 2.3.2: *That a West Las Vegas Plan provide such direction for West Las Vegas and adjacent area.* The following projects were completed in the West Las Vegas Redevelopment Area:
  - Buy-Low Market (43,000 SF)
  - Bank of America (4,446 SF)
  - Cox Communication tenant improvement (180,000 SF)
  - Doolittle Community Center addition (4,595 SF)
  - Foundations for Independent Tomorrow (12,600 SF office)
- In accordance with Economic Diversity Objective 3.6: *To ensure that adequate amounts of park space and trail systems are designated and developed to meet or exceed national standards and standards established in the Master Plan Parks Element.* The following parks were completed:

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- Centennial Hills Park - (Phase 3 – riverbed and trail)
  - Jaycee Park renovations
  - Washington Buffalo Park – Phase 1A and 1B
  - Teton Trails Park Phase 2 - (Lacrosse fields)
  - Buckskin Cliff Shadows Park – Project will be awarded on July 15, 2009 at the City Council Meeting for Project of the Year for projects under \$5,000,000 by the American Public Works Association.
  - Gilmore Cliff Shadows Trailhead
- In accordance with Regional Coordination Policy 7.3.5: *That the City work with the Clark County Regional Transportation Commission, the Nevada Department of Transportation and local governments in the Las Vegas Valley to ensure that the roadway network is planned and developed to meet the needs of the anticipated population growth in the Valley, and provides for multi-modal transportation opportunities.* The following studies were developed with input from City staff:
    - Maryland Parkway Bus Rapid Transit Corridor Study
    - Sahara Corridor Study

**POLICIES PLANNED FOR IMPLEMENTATION IN 2009**

The following is a list of policies that staff is working to implement in 2009:

- In accordance with Nevada Revised Statutes, the Planning Department plans to adopt or update the following Elements:
  - Land Use Element
  - Rural Neighborhood Preservation Element
  - Economic Element
  - Population Element
  - Housing Element
- In accordance with Reurbanization Goal 1: *The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the City of Las Vegas and as a major hub of such activities in the Las Vegas Valley,* the following projects are planned for completion in the Downtown Redevelopment Area:
  - Campos Office Building (5-story, 80,262 SF office building with parking structure)
  - Golden Nugget Phase III (505 room/tower expansion)
  - Lou Ruvo Brain Institute (62,616 SF medical research and treatment facility)
- In accordance with Reurbanization Objective 1.6: *To provide high quality transit service including integrated bus and rapid transit, which serves the Downtown and which connects the Downtown with other employment, entertainment and shopping nodes,* the following projects are planned for completion in the Downtown Redevelopment Area:
  - Central City Intermodal Transit Terminal (18,000 SF terminal operation facility)
  - Ace Downtown Connector Phase 2 (Casino Center and 3<sup>rd</sup> Street)



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- In accordance with Economic Diversity Objective 3.6 – *To ensure that adequate amounts of park space and trail systems are designated and developed to meet or exceed national standards and standards established in the Master Plan Parks Element.* The City of Las Vegas owns and operates 1,750 acres of park space. Given the City's estimated population of 599,087 as of 06/01/09, this yields a service level of approximately 2.92 acres per 1,000 persons, which exceeds the national standard adopted in 2000 of 2.5 acres per 1,000 residents. In addition, the following parks are planned for completion in 2009:
  - Boulder Park Plaza
  - Centennial Hills Park – Phase 3
  - Raptor Playground at Thunderbird Family Sports Complex
  - Lorenzi Park renovation – Phase 1
  - Stupak Community Center (demolish and rebuild)
- In accordance with Neighborhood Revitalization Policy 2.1.2: *That new commercial development be designed in a walkable and non-vehicular friendly manner, providing shelter from sun and wind, with outdoor seating areas and other amenities and parking areas located away from the street.* Staff is preparing Walkable Community Plans for the following areas:
  - Ward 1 - Meadows Neighborhood consists of 600+ acres bounded by US-95 on the north, Charleston on the south, Decatur on the western border, and Valley View on the east.
  - Ward 2 - Village Square consists of a 1/2 mile radius, centered on the intersection of Fort Apache and Sahara.
- In accordance with School Facilities Element - Recommendation 2: *Amend Title 19 to require a Special Use Permit for primary and secondary schools within all zoning districts.* Staff has prepared a text amendment (TXT-32865), which was approved by City Council on 06/03/09, but has not been signed. This item will be signed and adopted in 2009.
- In accordance with the School Facilities Element – Recommendation 1: *Facilitate the development of a Clark County Schools Master Plan,* staff is currently working with School's Facilities Workgroup to amend the SNRPC Regional Policy Plan to include a Joint Schools Element. Once this item is approved, this will permit staff to pursue the development of a valley-wide Master Plan for schools.
- In accordance with Regional Coordination Policy 7.3.5: *That the City work with the Clark County Regional Transportation Commission, the Nevada Department of Transportation and local governments in the Las Vegas Valley to ensure that the roadway network is planned and developed to meet the needs of the anticipated population growth in the Valley, and provides for multi-modal transportation opportunities.* The following studies will be developed with input from City staff:
  - East Charleston Boulevard Study
  - Jones Boulevard Corridor Study
  - Pedestrian Safety Action Plan

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**NOTICES MAILED**                      NEWSPAPER ONLY

**APPROVALS**                                      0

**PROTESTS**                                        0